

# Bay City Partners

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July 6, 2011

**Re:** PUBLIC REVIEW DRAFT INITIAL STUDY/ENVIRONMENTAL CHECKLIST  
Department of Water and Power Specific Plan Amendment

Bay City Partners (BCP) submits the attached comments on the PUBLIC REVIEW DRAFT INITIAL STUDY/ENVIRONMENTAL CHECKLIST Department of Water and Power Specific Plan Amendment.

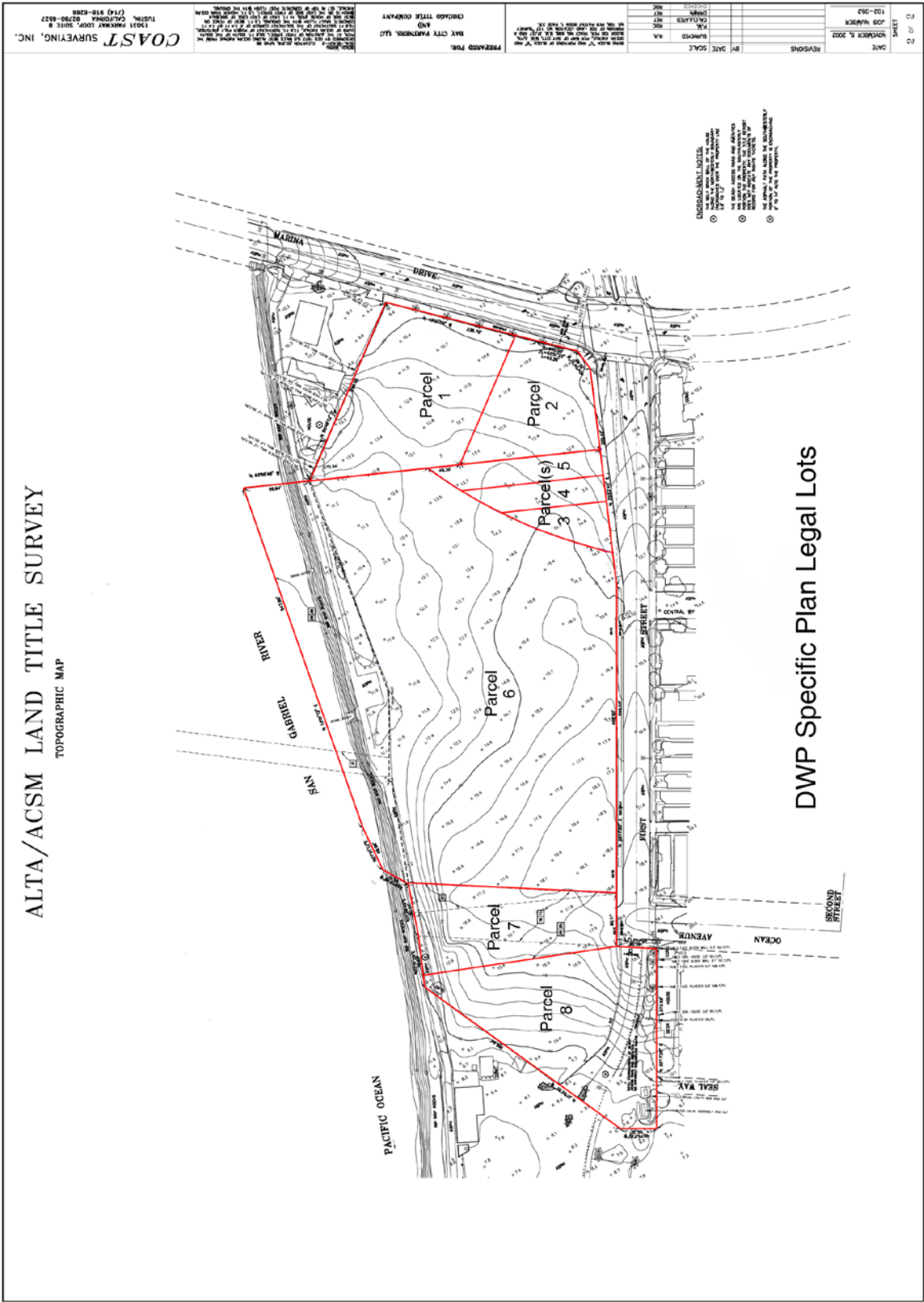
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**Bay City Partners comments on the PUBLIC REVIEW DRAFT INITIAL  
STUDY/ENVIRONMENTAL CHECKLIST Department of Water and Power Specific  
Plan Amendment.**

July 6, 2011

**Comment No 1 Page 2-1 Section 2.2 Background and History** In order to clearly state the current ownership status the following statement should be added between the first and second sentence of paragraph three of the Background and History section:

“Although owned as one ownership by DWP the site was previously subdivided into 8 separate legally conveyable lots, as shown on the attached exhibit, that can be sold or transferred to 8 individual owners. BCP submitted applications for two Certificates of Compliance, which certifies each lot as a buildable lot under the City’s Zoning and Building codes, in 2009 and 2010. The Certificates of Compliance were approved and recorded by the City.”



## Comment No 2 Page 2-5 Section 2.4 Project Characteristics Open Space

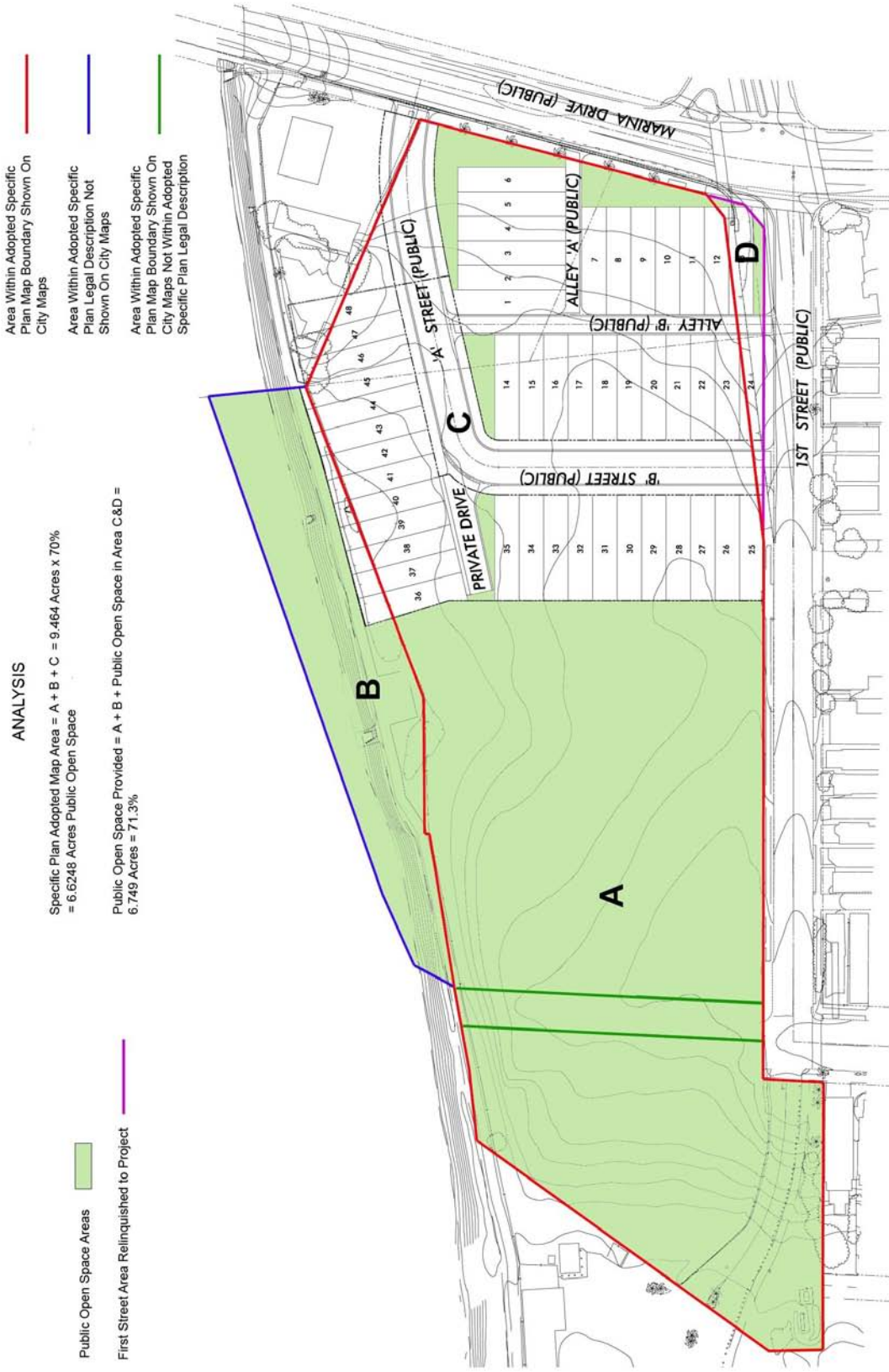
### *“Open Space*

*The proposed project includes approximately 6.4 acres of open space/parkland, in addition to the residential uses discussed above. The DWP Specific Plan Amendment would revise the open space area from 70 percent to 60 percent within the Specific Plan. Proposed park uses would include, but not be limited to, natural areas with trails, passive turf areas, and neighborhood-serving play areas (e.g., tot lots).”*

The above statement mischaracterizes the Open Space provided and penalizes the project for expanding the Specific Plan boundary area. The current DWP Specific Plan calls for 6.62 acres of Open Space within a 9.46 acre Specific Plan. The Specific Plan amendment expands the total area of the Specific Plan. The proposed Specific Plan amendment provides 6.749 acres of Open Space as shown on the attached diagram which is actually 71.3 % of the original Specific Plan. Comparing the Open Space percentages of the current Specific Plan and proposed Specific Plan amendment is comparing apples to oranges. The statement should more accurately indicate that the current Specific Plan required 6.62 acres of Open Space and the amendment is providing more .129 acres of Open Space than the current plan requires.

The statement should correctly read as follows:

*“The proposed project includes approximately 6.4 acres of open space/parkland, in addition to the residential uses discussed above. The DWP Specific Plan Amendment would revise the open space area from 70 percent to 71.3% percent of the current Specific Plan area as shown on the attached exhibit. Proposed park uses would include, but not be limited to, natural areas with trails, passive turf areas, and neighborhood-serving play areas (e.g., tot lots).”*



# Ocean Place Open Space Area Analysis Based on Specific Plan Map

May 5, 2011